

South Los Angeles Industrial Tract BID
Board of Directors Meeting Minutes
February 5, 2016 at 11:00 am
655 E. Florence

In Attendance: Duke Dulgarian, Steve Stone, Mark Whitman, Greg Goodman, Kelly Bruton, Oscar Avina, Susan Levi and Julie Levi

- I. Call To Order – 11:04 am
- II. Introductions – Dulgarian introduced and welcomed the new Board member, Kelly Bruton with National Sandblasting. Dulgarian noted that Bruton is an excellent owner that has made many improvements at his property. Bruton stated that a 20 year old had crashed into his building at 8:00 pm and thankfully no one was injured.
- III. Public Comments - None
- IV. Approval of Minutes- **Minutes approved by Stone/ Goodman. Bruton abstains and motion carries.**
- V. Elect Officers – Levi explained that since Mullen had resigned we needed to fill the position of Treasurer. **Bruton moves to nominate Goodman as Treasurer and keep all the other officers the same. Whitman seconds and the motion carries unanimously.** Dulgarian said that he had been to Chase to open the new accounts and that we needed the officers to sign the signature card. Levi said a branch representative would be arriving shortly to add the signers and we would pause the meeting when he arrived.
- VI. Banner Replacement – Levi stated that most of the banners were damaged and needed to be replaced. She presented a quote from The Amgraph Group for thirty five (35) banners with the installation of twenty eight (28) and keeping 7 in reserve to replace damaged banners. Dulgarian asked if the Board wanted to make them in color. Stone agreed; stating they should be bright and stand out. Several colors were proposed and Levi was instructed to get options and suggestions from the banner company. **Motion to approve banner quote as presented but to explore options by Stone/Whitman approved unanimously.**
- VII. Tree Trimming – Levi presented a quote from J&B Landscaping which was extremely high. Professional Tree Services, the company we've used in the past, did not submit a written quote in time for the meeting but verbally told Levi it would be \$14,500. Avina said a tree had fallen on Gage due to the heavy winds. Bruton asked when the City trims trees. Levi said they are on a 16-18 year cycle now. Whitman and Stone asked Levi to ask for assistance from CD9. Meeting was paused for a few minutes to allow the officers sign the signature card for the new accounts at Chase. Stone wants the City to do something to help. Levi reminded the Board that the trees block visibility of the cameras. **Stone moves to approve the verbal amount of**

\$14,500 provided by Professional Tree Services but first have Levi contact CD9 and see if they will assist with some/all of the trees in a timely manner first. Goodman seconds and the motion carries unanimously.

VIII. Security Update

- a. Security – Avina reported that there had been several cars that had items stolen from them and that they caught the suspect and had him return the items. There was an incident at a Shell where an irate customer threw everything off of the shelves. Avina was asked if Shell had called him and Avina confirmed that they did. Levi explained that this location is a hot spot and sometimes these spots move around the district. Avina said there was a street fight on McKinley. Several vehicles were stripped and abandoned in the district and Avina had them towed. A woman was threatening a man with scissors. LAPD responded and she was on probation and arrested. Goodman stated that two propane tanks had been stolen from his property. Finally, Avina reported that an RV was burned on Avalon.
- b. Universal Protection Service – Levi reported that she is still having problems with UPS billing and staffing of the account. Several times over the past few months, we have gone down to two or three people on the account and that it was unacceptable. She also had been involved in an extensive audit over the past few months, which was still incomplete, to review overbilling. She suggested that they meet with other security companies. The Board requested that Levi interview other security companies and obtain proposals.

IX. Executive Session – Closed to the Public

- a. Discuss Contractual and Financial Matters – Levi presented budget options to give the current security staff a pay increase. **Whitman moves to approve option #2 presented. Stone seconds and it is approved unanimously.** Levi said that UPS currently bills on a monthly basis and she would like to change that to weekly to reflect the 280 hours per week and the Board agrees.

X. Adjourn – Meeting is adjourned at 12:01